180.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,700 / 695,700
					USE VALUE:	695,700 / 695,700
					ASSESSED:	695,700 / 695,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
272		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XU XIAO
Owner 2:	CHEN ZEHUA
Owner 3:	
Street 1:	272 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CERONE MICHAEL -
Owner 2:	CERONE MARY J -
Street 1:	272 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Aluminum Exterior and 2054 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7333.000	247,700		448,000	695,700
Total Card	0.168	247,700		448,000	695,700
Total Parcel	0.168	247,700		448,000	695,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.71 /Parcel: 338.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122263

GIS Ref

GIS Ref

Insp Date 07/19/18

!14156!

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,700	0	7,333.	448,000	695,700		Year end	12/23/2021
2021	101	FV	238,900	0	7,333.	448,000	686,900		Year End Roll	12/10/2020
2020	101	FV	238,900	0	7,333.	448,000	686,900	686,900	Year End Roll	12/18/2019
2019	101	FV	198,900	0	7,333.	441,600	640,500	640,500	Year End Roll	1/3/2019
2018	101	FV	190,000	0	7,333.	339,200	529,200	529,200	Year End Roll	12/20/2017
2017	101	FV	190,000	0	7,333.	320,000	510,000	510,000	Year End Roll	1/3/2017
2016	101	FV	190,000	0	7,333.	294,400	484,400	484,400	Year End	1/4/2016
2015	101	FV	177,800	0	7,333.	275,200	453,000	453,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:26:37

LAST REV

Date	Time
09/22/20	08:17:37
danam	

PAT ACCT. 14156

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CERONE MICHAEL	51478-8		7/24/2008	Family	373,000	No	No		
SANDBERG DONALD	32039-443		11/17/2000		300,000	No	No		
	13632-560		1/1/1979		35,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2020	584	Solar Pa	7,040	C				
4/4/2014	290	Solar Pa	700					
9/17/2009	855	Re-Roof	4,200					
3/22/2007	167	New Wind	8,000	C				
11/5/2003	950	New Wind	2,000	C				
11/15/2002	961	New Wind	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Meas/Inspect	BS	Barbara S
6/12/2014	External Ins	PC	PHIL C
11/1/2008	Meas/Inspect	197	PATRIOT
1/24/2001	MLS	MM	Mary M
3/10/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	263	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122263
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7333		Sq. Ft.	Site		0	70.	0.87	6									447,991						448,000	

Total AC/HA:	0.16834	Total SF/SM:	7333	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,991	Spl Credit		Total:	448,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29615378
Const Adj.:	0.99989998
Adj $ / SQ:	142.563
Other Features:	77022
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358979
Depreciation:	111284
Depreciated Total:	247696

COMMENTS

FOR SALE 8/2/00, 648-6900.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

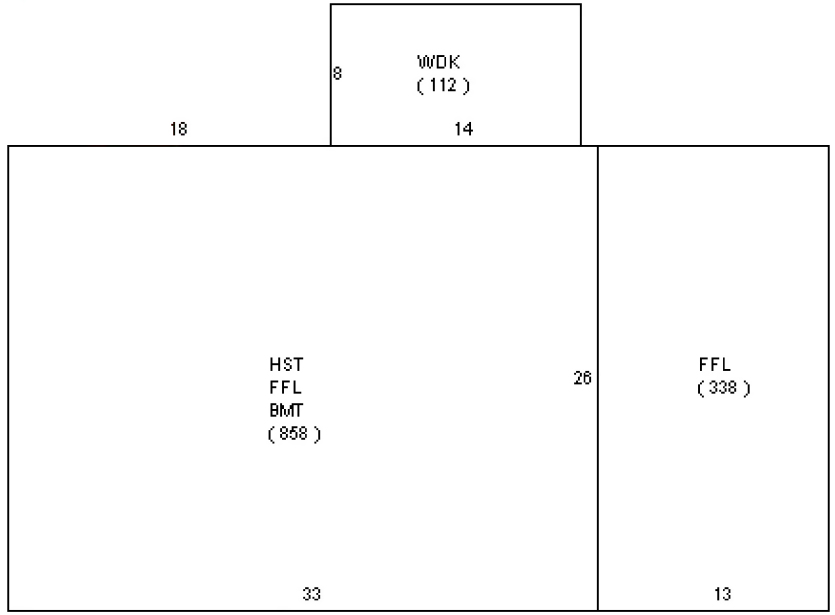
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	142.56
Special Features:	0	Val/Su Net:	95.45
Final Total:	247700	Val/Su SzAd	152.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	142.560	170,505
BMT	Basement	858	56.670	48,622
HST	Half Story	429	142.560	61,159
WDK	Deck	112	14.930	1,672
	Net Sketched Area:	2,595	Total:	281,958
Size Ad	1625	Gross Area	3024	FinArea 2054

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

180.0-0003-0008.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	